

Winsford Crescent

Stafford, , ST17 0PJ



An attractive semi-detached family home situated within the highly sought Hillcroft park area of Stafford

£280,000



John German

Hillcroft Park is one of Stafford's most sought-after locations due to the close proximity to a range of shops and local amenities. It is also well placed for Cannock Chase - An Area of Outstanding Natural Beauty, a haven for wildlife and a wonderful place to walk and cycle. For families the local schooling is excellent, it falls in the catchment for Oakridge Primary, awarded 'Outstanding' in its latest Ofsted rating and for secondary education it falls in the catchment for the highly regarded Walton High School. Stafford town centre is home to a range of supermarkets, high street shops, bars and restaurants in addition to an intercity railway station offering regular services to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

Internally the property comprises of a welcoming entrance hallway with tiled flooring, carpeted stairs rising to the first floor landing and doors off into the living room and kitchen.

The kitchen has a matching range of wall and base units with laminate worksurfaces over, inset stainless steel sink with drainer and space for several freestanding kitchen appliances, floor to ceiling tiles, uPVC double glazed window to the side aspect, window and a door to the rear aspect opening out to the rear garden.

The living room has a uPVC double glazed window to the front aspect, ceiling light point, laminate wooden effect flooring,

chimney breast housing a gas fire and an opening leading into the dining room with the same laminate wooden effect flooring flowing from the living room, ceiling light point, door opening into the kitchen and glazed sliding doors opening into the conservatory.

Upstairs there are three bedrooms, two generous double bedrooms and one smaller single ideal as a home office or study, and the family bathroom comprises of shower cubicle with electric shower, low level WC, wash hand basin, obscured window to the rear aspect, ceiling light point and fully tiled walls.

Outside to the front of the property is a lawned garden, with tarmac driveway leading to the single garage with up and over door providing off-road parking for two/three vehicles, to the rear of the property is a fully enclosed rear garden with large patio seating area

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

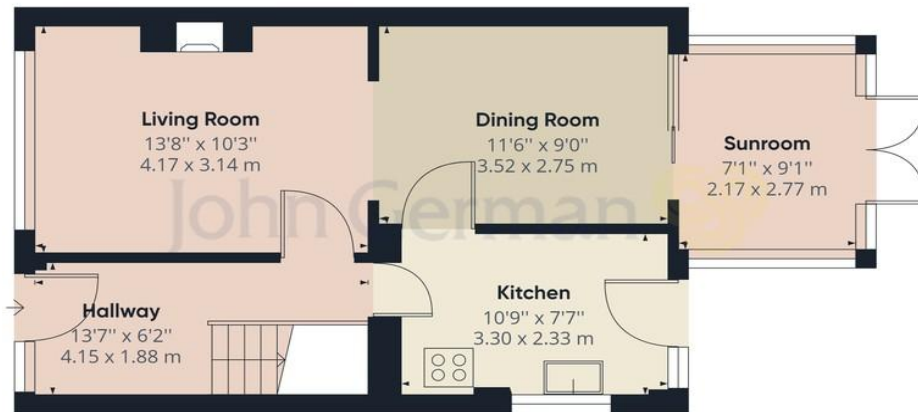
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

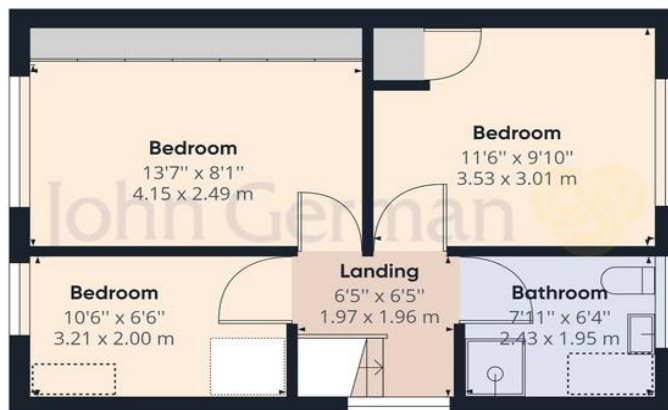
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA24112023

Local Authority/Tax Band: / Tax Band C



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
900.17 ft²
83.63 m²

Reduced headroom
11.32 ft²
1.05 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





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Agents' Notes

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